



## 1st-4th Floors

260 Pentonville Road, London, N1 9JY

## 1,311 Sq. Ft. of Office Space To Rent in Islington.

**1,311 sq ft**  
(121.80 sq m)

- Offices to Rent
- 1,311 Sq. Ft. Overall
- 3 Floors of Office and Loft Space
- Close to Kings Cross St Pancras Station
- Flexible Lease Terms Offered
- Available Immediately

# 1st-4th Floors, 260 Pentonville Road, London, N1 9JY

## Summary

<b>Available Size</b>	1,311 sq ft
<b>Rent</b>	£60,000 per annum
<b>Rates Payable</b>	£9,664 per annum Rates payable are approximate and will need to be checked with Islington Council.
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	G (195)

## Description

1,311 Sq. Ft. of Office Space To Rent in Islington. The upper floors comprise part of a mid terrace building and have a separate entrance making it self contained from the ground floor café. Each floor offers a cellular layout, with the first floor accommodating a kitchen, toilet, and shower. A small flat roof area is provided on the the first and second floors and a loft area provided on the fourth floor. The property is in need of modernisation and is available to rent on flexible terms.

## Location

The building is located on Pentonville Road and is within a 5 minute walk to Kings Cross St Pancras mainline and tube station. The location offers a very high footfall and is surrounded by national food and beverage, leisure, and retail operators such as, Sainsburys, Starbucks, Honest Burger, Scala, McDonalds, Five Guys, and Big Chill.

## Accommodation

The accommodation comprises the following areas:

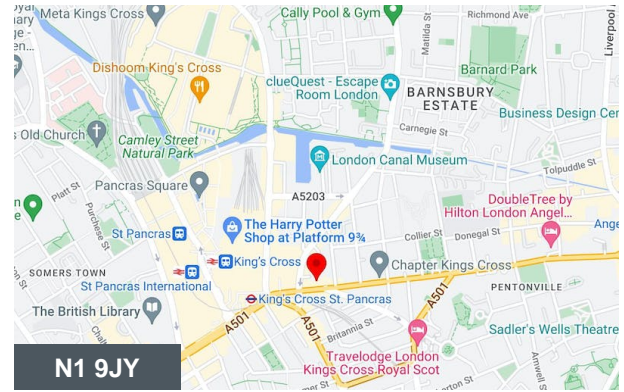
Name	Sq ft	Sq m	Availability
1st	506	47.01	Available
2nd	389	36.14	Available
3rd	355	32.98	Available
4th	61	5.67	Available
<b>Total</b>	<b>1,311</b>	<b>121.80</b>	

## Terms

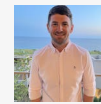
A new lease will be made available upon completion. Flexible terms are available.

## Planning

Interested parties are advised to speak to Islington Council that their proposed use is in accordance with the current planning policy.



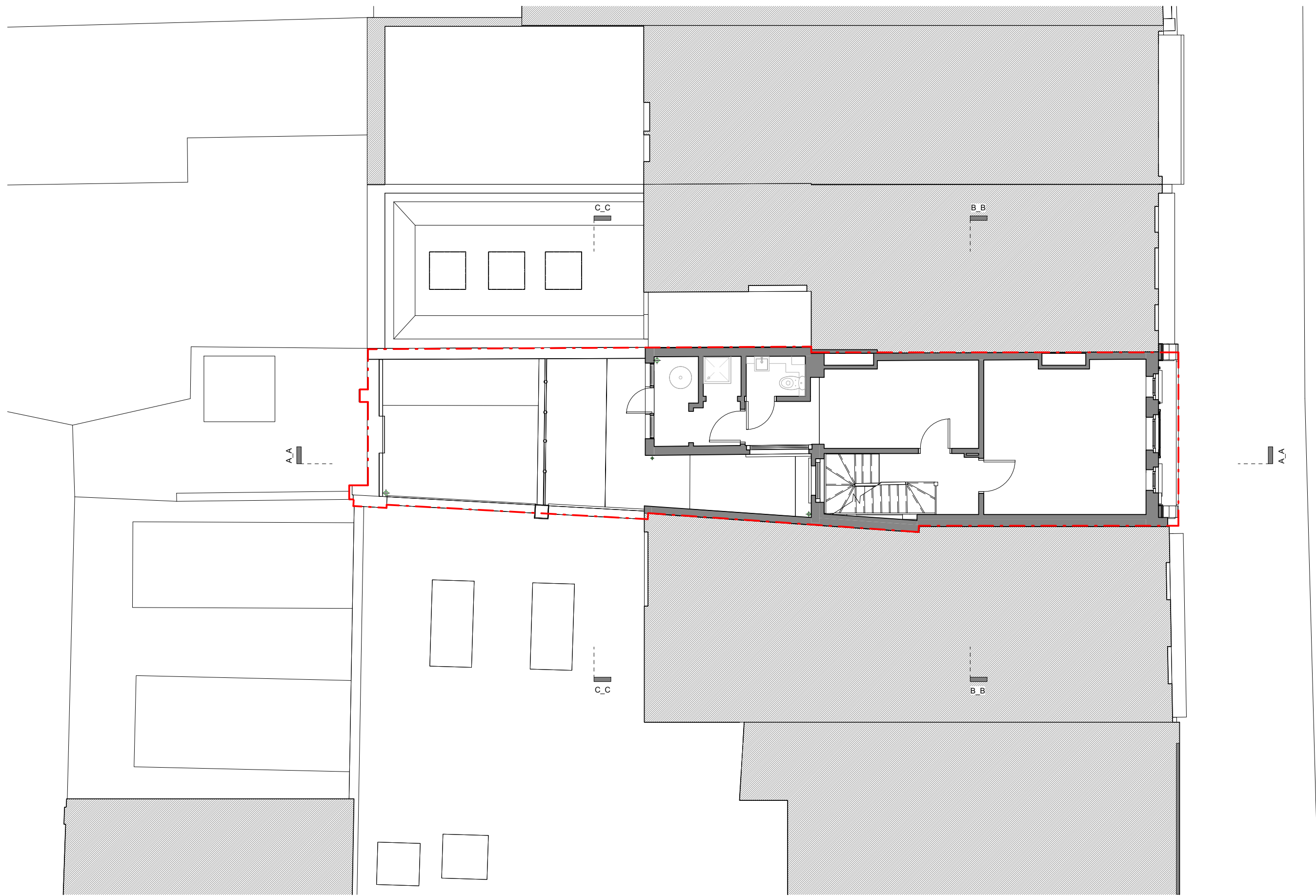
## Viewing & Further Information



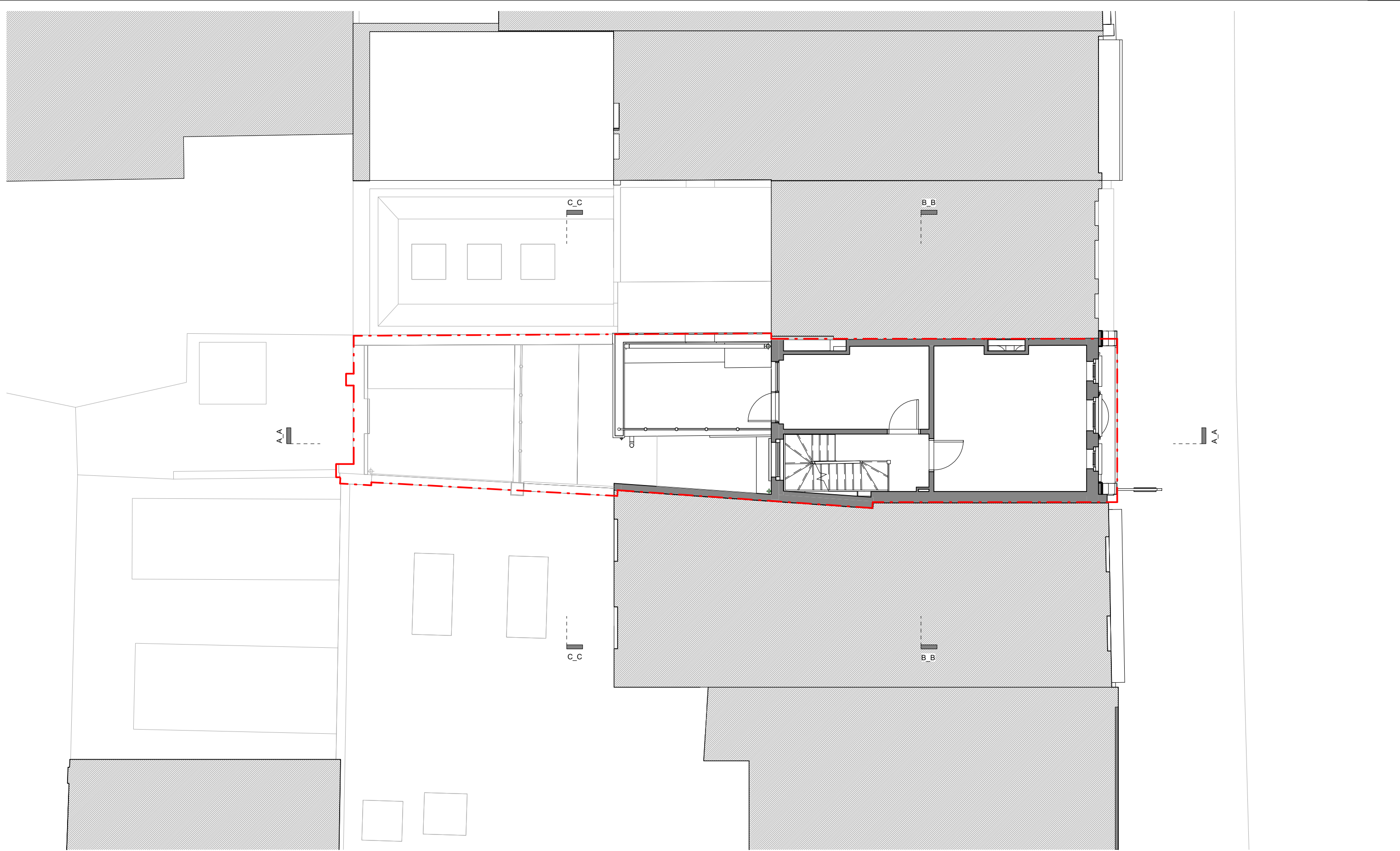
**Jack Lyons**

020 7613 4044 | 07794 202 220

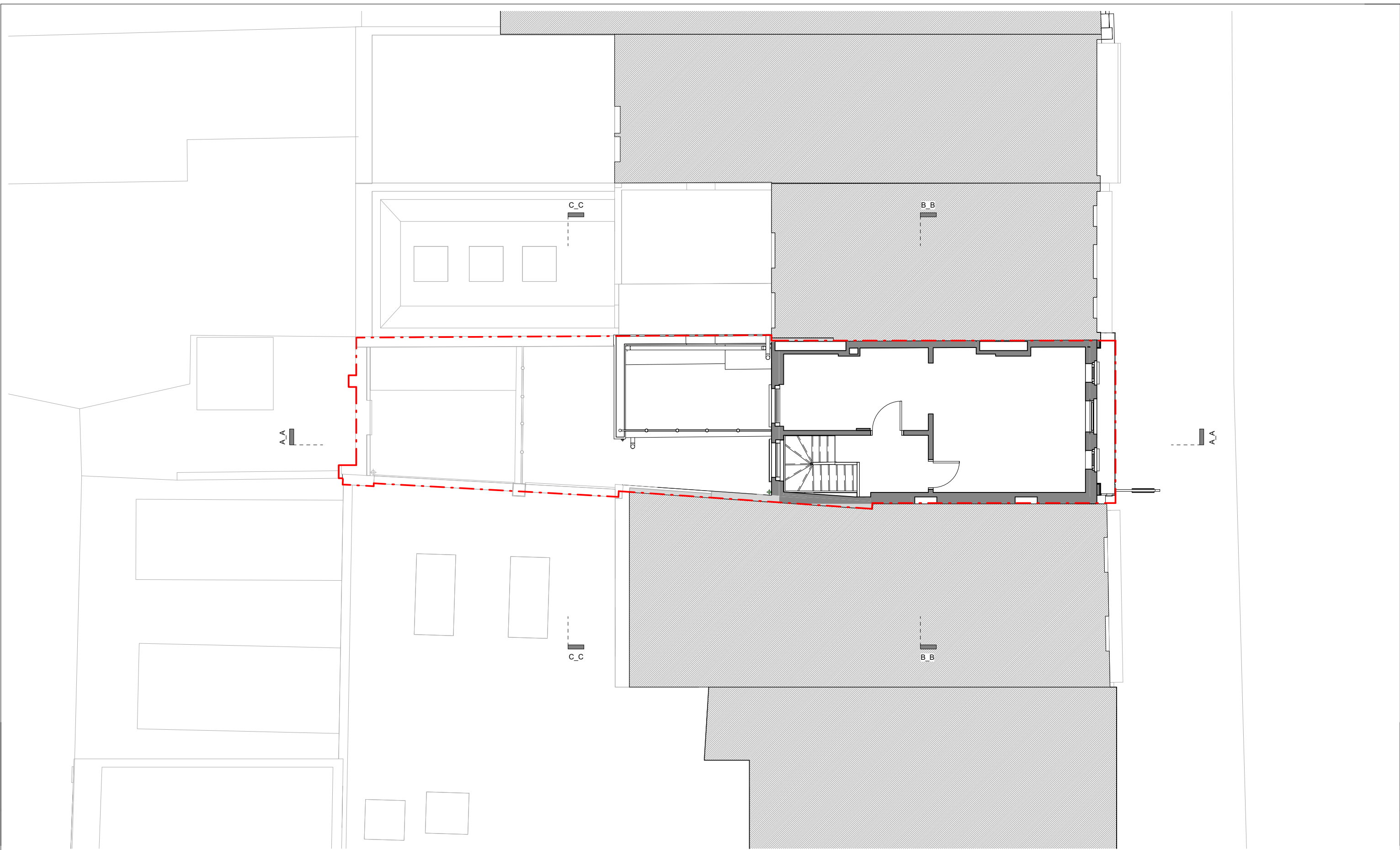
Jack@fyfemcdade.com



			project name and address 2101 - Pentonville Road	dwg no. 0112	project no. 2101
			drawing name Existing First Floor Plan	revision 1	date 30/04/2021 16:34:42
				scale 1 : 100 @A3	status Author



			project name and address 2101 - Pentonville Road	dwg no. 0113	project no. 2101
			drawing name Existing Second Floor Plan	revision 1	date 30/04/2021 17:01:47
				scale 1 : 100 @A3	status Author



			project name and address 2101 - Pentonville Road	dwg no. 0114	project no. 2101
			drawing name Existing Third Floor Plan	revision 1	date 30/04/2021 17:02:11
				scale 1 : 100 @A3	status Author